

Warrensburg R-VI School District



Facility Plan

**Adopted by the Warrensburg R-VI
Board of Education**

November 20, 2007

TABLE OF CONTENTS

	<u>Page</u>
I. OVERVIEW.....	4
II. EXECUTIVE SUMMARY.....	5
III. PLAN DETAILS	
A. GRADE-LEVEL CONFIGURATION.....	9
B. NEW ELEMENTARY SCHOOL	10
C. REESE SCHOOL	10
D. SOUTH EAST SCHOOL.....	12
E. MARTIN WARREN CAMPUS.....	13
F. RIDGE VIEW ELEMENTARY SCHOOL	15
G. STERLING ELEMENTARY SCHOOL	16
H. WARRENSBURG MIDDLE SCHOOL	17
I. WARRENSBURG HIGH SCHOOL	18
J. WARRENSBURG AREA CAREER CENTER	22
K. GATEWAY	22
L. CENTRAL OFFICE	23
IV ENERGY CONSERVATION	24
V SAFETY AND SECURITY.....	24
VI FINANCIAL CONSIDERATIONS	25
VII END NOTE.....	27

VIII APPENDICES

Appendix A – Membership List of Facility
Advisory Committee

Appendix B – 2007 Facility Report
including the following Appendices:

- 2002 Facility Plan
- District Attendance Boundary Map
- Map of Area Residential Developments
- K-12 Enrollment History 1981-2007
- K-12 Enrollment Projection Options
- Facility Overview
- Building Floor and Site Plans
- Bond Amortization Schedule
- MSIP Facility Related Criteria
- 2005 Energy Consumption by Building

Appendix C – Aerial Photograph of South East

Appendix D – Aerial Photograph of Martin Warren

Appendix E – Aerial Photograph of Sterling

Appendix F – Aerial Photograph of Middle School

Appendix G – Aerial Photograph of High School

Appendix H – Martin Warren Structural Report

Appendix I – Facility Plan Priorities

Appendix J – Summary of Projected Cash Flows

Overview

Beginning in the mid 1980's the Warrensburg area experienced sustained development in all areas of the local economy. The momentum of this long term trend suggests that expansion of the local economy and associated population growth will continue. Planning for the impact of economic and population changes (both in sheer numbers and changing demographic profiles) as well as the straightforward need for modernization of facilities constitutes the basis for frequent revision of the district facility plan.

Since the R-VI District facility plan will influence the future of both the school system and the community, important stakeholders were included in its development. Meeting over the course of several months, representatives of the faculty, staff, patrons, parents, administrators and board members formulated recommendations that were forwarded to the board of education.

Working from past facility plans, existing demographic data, enrollment projections, financial data, and other pertinent information the district facility plan advisory committee prepared a comprehensive report for the R-VI Board. The report was accepted in March, 2007 and forms the essential basis for this plan.

The 2007 facility plan will serve as a reference document for the district. Although the facility plan will be a valuable tool, such plans represent a framework or guide and are always subject to revision as circumstances dictate. The following pages present a set of facility goals – rationales, action plans, and estimated costs. Achieving these goals will take resources, community support, and determination. Setting priorities within the context of the plan are important policy level determinations.

II. Executive Summary

An expanded explanation for each of the following facility plan items is contained in the amplified text of the full document. This summary is intended to offer a brief overview of the plan.

A. Grade Level Reorganization

The grade level configuration of schools in the district will be realigned into the following structure:

PK-2

3-5

6-8

9-12

B. New Elementary School

A design and cost analysis for a new PK-2 elementary school will be obtained.

C. Reese School

1. The building will be renovated for instructional programs [short term].
2. The building will serve as the district central office [long term].
3. A formal study will be made to determine the most effective and efficient locations for ECSE, SACC and PAT.

D. South East School

1. The building will remain the district Kindergarten center pending both grade-level reorganization and construction of a new elementary school.

2. Upon completion of a new elementary school, the building will be sold or traded for assets that will help offset costs of other facility projects.

E. Martin Warren Campus

1. The “triplex” will continue to be a rental property [short term].
2. The triplex will be removed in order to obtain space needed for other uses on the site [long term].
3. The single family residence at the northeast corner of the MW site (106 S. Charles) will be obtained for district use when and if it becomes available.
4. Plans will be developed for an addition to house a new media center, office space and elevator (ADA compliance).
5. Plans will be developed to renovate existing spaces to create space for Art and Music classes to be housed in the main facility.

F. Ridge View Elementary School

1. All temporary buildings will be removed from the site.
2. A cafeteria will be added to the main building along with classrooms as enrollment demands.

G. Sterling Elementary School

1. Plans will be developed for the addition of a new media center and office space.
2. Plans will be developed for the renovation of existing spaces to create additional classrooms.
3. All temporary buildings will be removed from the site.

H. Warrensburg Middle School

1. A study will be conducted to determine the merit of expanding the building.
2. The high school weight-training program will be relocated to the high school.

I. Warrensburg High School

1. Efforts will be made to acquire additional land for expanded site development.
2. An overall site plan depicting fully developed athletic/activity areas will be designed.
3. Space will be assigned or developed to accommodate the weight-training program.
4. The natural grass field at the activity complex (located on East Gay Street) will be replaced with synthetic, or artificial turf, and additional seating added if warranted.
5. A design for a new fine-arts center, incorporating instrumental music, drama, and vocal music will be developed.
6. Land for additional parking will be acquired.
7. A design and cost analysis will be developed for an auxiliary gymnasium including added storage and office space.

J. Warrensburg Area Career Center

Instructional space at WACC will be expanded as needs are determined.

K. Gateway Program

Gateway may be expanded or relocated as program needs dictate.

L. Central Office Building

1. The procedures needed to change the zoning classification of the Central Office site will be initiated.
2. If changes in the zoning classification of the Central Office site cannot be changed, strategies for other possible uses or sale of the property will be investigated.
3. The offices and associated functions of the central office will be relocated to Reese.

M. Energy Conservation

Conversion to geothermal as an energy source for district buildings will be initiated when feasible and where deemed needed for increased comfort and/or reduction of energy consumption.

N. Safety and Security

The security plan for all district facilities will be revised, facility renovations implemented, and equipment installed as resources allow.

O. Financial Considerations

1. See Appendix I for a prioritized list of facility goals which shall be reviewed annually by the district administration and board.
2. On or before April 2009, an election will be conducted to authorize funding of facility plan priorities identified by the board.

III. Plan Details

A. Grade Level Configuration

The grade level configuration of schools in the district will be realigned into the following structure:

<u>Grades</u>	<u>Buildings</u>
PK-2	Ridge View and a new elementary school
3-5	Sterling and Martin Warren
6-8	Middle School
9-12	High School
11-12 Alternative	Gateway
11-Adult	Warrensburg Area Career Center

Rationale:

1. Improved grade level alignment with MAP testing and curriculum content.
2. Improved alignment of sites with student ages, most notably the removal of the youngest students from the congested site at Martin Warren.
3. Although adjustments may need to be made to the existing attendance boundaries, the overall grade level framework would be well positioned for long term stability.
4. Extends and maximizes the useful life of existing facilities.

B. New Elementary School

A design and cost estimate for a new PK-2 elementary school will be obtained.

Rationale:

1. A new elementary school building will be needed to implement the grade level reorganization.
2. A new elementary school will offer needed additional classroom space.

Action:

An architect will be retained, building and site design plans developed, and cost estimates formulated.

Estimated Cost: \$13,000,000 (\$200 estimated cost per sq. ft.)

C. Reese School

1. *The building will be renovated for instructional programs.*

Rationale:

- a. As a result of enrollment increases and the associated growth in program support, additional instructional space is needed.
- b. Utilization of existing classroom space is preferable to the purchase or lease of temporary classrooms.

Action:

Schedule and implement appropriate renovation projects.

Estimated Cost:

Phase I – completed July, 2007

Phase II – \$50,000 (remainder of building)

Estimated completion, Aug., 2008

2. *The building will eventually serve as the district central office.*

Rationale:

- a. The building has sufficient size, parking, and historic significance to remain in service for the foreseeable future. It has recently been renovated with new electrical systems and is well positioned for long term use.
- b. The existing central office site will soon exceed the capacity of the facility/site and often exceeds its maximum capability for parking, meeting, and offices.
- c. The Reese building has the size to accommodate future needs and better serve even the current demands of Central Office functions.

Action:

Complete the design process and estimate cost for renovating the building for use as a central office.

Estimated Cost: \$150,000

3. *A formal study will be made to determine the most effective and efficient locations for ECSE, SACC and PAT.*

Rationale:

- a. The Parents as Teachers program has, in the last twenty one years, been located in at least five different locations. Securing a location that would compliment other school programs and

establish continuity would improve program efficiency.

- b. The School Age Child Care program has operated in a 'stand alone' setting for many years. The merits of this approach for children and parents need to be re-evaluated, especially in light of the district commitment to realign buildings into K-2 centers.
- c. The Early Childhood Special Education program has been located in three buildings during the recent past. Securing a location that would provide improved transition for the students would improve program effectiveness.

Action:

Initiate a formal review of the most compatible locations for the three programs, in light of the planned grade level realignment.

D. South East School

- 1. *South East will remain the district Kindergarten center pending both grade-level reorganization and construction of a new elementary school.*

Rationale:

The current site and school building are in sufficient repair to reasonably expect several additional years of service. During this time renovations to other district facilities can be completed preparing the way for the grade level restructuring.

Action:

Continue operations at South East until a new elementary school is operational and grade level restructuring is finalized.

2. *The building will eventually be sold or traded for assets that will help offset costs of other facility projects.*

Rationale:

The return of Kindergarten to multi-grade elementary schools will result in the school becoming a surplus property.

Action:

Periodically update the market value for the school.

Cost: \$1,500

E. Martin Warren Campus

1. *For the immediate future the Triplex will continue to be a rental property.*

Rationale:

Renting the property provides a useful source of revenue while most maintenance can be performed by district staff.

Action:

Continue existing rental arrangements until resources allow for razing the structure.

2. *When resources permit, the Triplex will be removed in order to obtain space needed for other uses on the site.*

Rationale:

- a. The restricted nature of the site places high value on access to any available land for use as potential space for additional playground or parking.

- b. The district has no long-term goal of ownership of rental properties.

Action:

When the Triplex is removed the space will be used in accordance with an updated site plan for Martin Warren.

Estimated Cost: \$65,000 (demolition and paving)

Note: This item would be included with the MW renovation/addition project and would take place the prior year.

3. *When the opportunity develops, the single family residence at the northeast corner of the MW site (106 S. Charles) will be obtained for district use.*

Rationale:

The restricted nature of the site places high value on access to any available land for use as potential space for additional playground or parking.

Action:

When the property is acquired, use the space in accordance with the site plan for the school.

4. *A comprehensive site and building study (including building structure, site and program capability, and long term sustainability) will be made to assess the overall merit and best alternatives for Martin Warren. A building addition and renovation plan will be developed.*

Rationale:

The school is eight decades old and as investments in the school and the site are considered, the merits of its long term continued use must be evaluated.

Action:

A structural evaluation of the building has been completed and is included in the appendix. A media center and office space addition will be added to the building. Renovation of existing spaces will allow external classes to move to main building.

Cost: \$2,000,000

(10,000 sq. ft. addition and remodel for capacity of 450 students)

F. Ridge View Elementary School

1. *All temporary buildings will be removed from the site.*

Rationale:

At present the school has one mobile unit and one framed building on a block foundation outside the main school. Student security is a concern as is the long term condition and relentless maintenance of such buildings, none of which were intended for indefinite use.

Action:

External buildings will be removed from the site.

Cost: \$10,000

2. *A cafeteria will be added to the main building along with classrooms as enrollment demands.*

Rationale:

- a. The existing gym is used for both physical education classes and a location for student breakfast and lunch. The food service preparation and serving area is approximately 200' via a hallway distant from the gym. The arrangement creates undesirable travel and

lunch room conditions for elementary age children.

- b. The use of the gym for lunch and breakfast results in complicated scheduling that is inefficient and limits the use of important instructional space.

Action:

Develop a remodel plan for the school to include an addition for a cafeteria and classrooms to replace current temporary classrooms and any projected enrollments.

Estimated Cost:

\$2,000,000 (10,000 sq. ft. = 7+classrooms, capacity of 450 students)

G. Sterling Elementary School

- 1. *A design to renovate and expand Sterling will be reviewed and updated as necessary.*

Rationale:

Creating a new media center and office space will allow the current center and office space to be converted to classrooms. This space will replace classrooms in external buildings.

Action:

Develop a remodel plan for the school to include a new media center and replace external classrooms.

Estimated Cost: \$1,600,000 (8000 sq. ft.)

2. *All temporary buildings will be removed from the site.*

Rationale:

Sterling has two mobile units with four classrooms. Security of students is a concern as is long term maintenance of the units, none of which were designed for indefinite use.

Action:

External buildings will be removed from site.

Cost: \$10,000

H. Warrensburg Middle School

1. *A study will be conducted to determine the merit of expanding the building.*

Rationale:

The Middle School was designed for a specific instructional program and thus limited capacity for increased enrollment. As enrollment continues to expand contingency plans need to be available.

Action:

Develop a plan for expanding the middle school facility within the confines of available space. The expansion plans should include a review of the merits of enrollment maximums for a middle school.

Estimated Cost: \$1,240,000

(6200 sq. ft. = 4 large classrooms and revised entry)

2. *The current high school weight-training program facility will be renovated to meet the needs of WMS.*

Rationale:

The current weight-training facility is designed to meet the needs of the WHS teams. Renovation will allow continued weight-training use by WMS teams and redesign space for other programming.

Action:

Develop plans to renovate the current space for WMS programming.

- I. Warrensburg High School

1. *Additional land for expanded site development will be acquired.*

Rationale:

Although the high school site occupies 35 acres, the consolidation of activities on the site would demand a larger area. Schools of 1,000 + students typically have more than twice the existing acreage. The relocation of activity programs to the high school will be severely limited without additional space.

Action:

Enter into formal discussions to purchase additional land adjacent to the school. Contract for market value comparability sales for the area.

Cost: \$1,500

2. *An overall site plan depicting fully developed athletic/activity areas will be designed.*

Rationale:

Space on the existing high school campus is at a premium. Should additional property be acquired, a plan must be developed to accommodate current and future needs including building additions, parking, and space for co-curricular and extra-curricular programs.

Action:

If additional land is secured, a topographical survey will be conducted for the purpose of developing a comprehensive site plan encompassing new and existing property. Architectural services will be utilized to formalize a plan for the entire campus.

Costs: \$25,000

3. *Space will be assigned or developed to accommodate the weight-training program.*

Rationale:

The existing location of the high school weight-training facility represents a problem for supervision of students, transportation issues, inhibits student academic scheduling, and presents supervision issues for students who are not involved in the program who visit the facility. The designation of a location for this program should be coordinated with the overall site plan.

Action:

Develop alternative plans for the relocation and reassign the program.

Estimated Cost: \$380,000 (1900 sq. ft.)

4. *The natural grass field at the activity complex (located on East Gay Street) will be replaced with synthetic or artificial turf, and additional seating added if warranted.*

Rationale:

Seating may be added to current bleachers to meet future need. Further, although the turf field is well maintained the expanded potential utilization for school and community purposes merit additional study and cost estimates for the conversion process.

Action:

Obtain estimates for installation costs, maintenance, and repair issues.

Estimated Cost: \$700,000 – turf

\$ 75,000 – additional seating

5. *A design for a new fine-arts center, incorporating instrumental music, drama, and vocal music will be developed.*

Rationale:

The current lecture room was not designed to true “performing arts” standards for line of sight, acoustics, and other performance standards. A redesigned center would offer benefits to a strong academic program, compliment the local university, and offer improved community access and use.

Action:

Develop a design with the district architect for performing arts center to include an auditorium and related classrooms. In addition, begin initial contacts to develop a donor base to offset a portion of the anticipated cost.

Estimated Cost: \$9,000,000 (30,000 sq. ft. @ \$300 per and will provide approx. 850 seats)

6. *Land for additional parking will be secured.*

Rationale:

The total parking spaces available at WHS currently stands at 300, of which 75 are used by staff. A waiting list of some 175 students exists. Since enrollment has increased substantially in recent years and the percentage of students who drive has increased, the current number of parking spaces is insufficient. Parking at many well attended school activities (sports events, fine arts, and elementary school holiday programs), result in random and illegal parking off the authorized parking areas.

Action:

Enter into formal discussions for the purchase of additional land for parking.

Cost: See Item A

7. *A design and cost analysis will be developed for an auxiliary gymnasium including added storage and office space.*

Rationale:

The numbers of programs that need access to the gym have expanded significantly in recent years. Enrollment has increased almost 400 since the school was constructed. As a result auxiliary space is needed to reduce scheduling pressure from the primary gym.

Action:

In conjunction with the development of a revised site plan incorporating a new performing arts center, the design should also include an auxiliary gym.

Cost: \$2,200,000

J. Warrensburg Area Center

Instructional space at WACC will be expanded as needs are determined.

Rationale:

In addition to shifts in program enrollment, changes in program offerings take place based on area employment needs. As these changes occur space for program expansion must be formally identified through a new site plan.

Action:

Develop a new site plan incorporating identified space for building additions.

K. Gateway Program

Gateway will be modified as program needs dictate.

Rationale:

Future enrollments will dictate modifications to the facility and location. At-risk programs at WHS and demand from sending districts will impact the overall program requirements.

Action:

Develop a facility plan to accommodate program needs.

L. Central Office Building

1. *The procedures needed to change the zoning classification of the site will be initiated.*

Rationale:

Including possible appeals, a change in zoning for the central office site may require a patient investment in time and procedural issues. However, a change in zoning is an essential element in enhancing the market value of the property.

Action:

Contact city officials and initiate the anticipated long term process to secure the zoning change.

2. *If changes in the zoning classification of the site cannot be made strategies for other possible uses or sale of the property will be investigated.*

Rationale:

Since the value of the building complex is tied to future use, a rezoning action is essential to higher sale revenue. If the market price is not to the advantage of the district, other uses of the facility should be investigated including district use, community use, and office/rental/lease possibilities.

Action:

Alternate plans for retention of the property should be developed as the zoning issue progresses. When the process is complete a decision can be made in a timely manner.

M. Energy Conservation

Conversion to geothermal systems will increase comfort in specified buildings and decrease energy consumption.

Rationale:

Energy costs across the R-VI district represent a significant portion of the district expenditures. Increasing efficiency by reducing energy consumption would conserve resources and provide the opportunity to reallocate recovered funding for other programs.

Action:

Buildings are prioritized using comfort of building and reduction of energy consumption as criteria.

	<u>Building</u>	<u>Estimate</u>
1.	Martin Warren	\$ 900,000
2.	Ridge View	\$ 900,000
3.	Sterling	\$1,000,000
4.	Middle School	\$1,700,000
5.	Warrensburg Area Career Center	\$ 550,000

N. Safety and Security

The safety and security plan for all district facilities is an ever changing program. As facility renovations are implemented, new equipment will be installed as resources dictate.

Rationale:

District facilities were constructed during a time when convenience outweighed security. Designs did not feature environmental elements that offer favorable security and control features. The changing tone of society dictates a review and revision of these issues.

Action: Items and resources to be implemented as resources allow.

- Entry Cameras and Magnetic Locks – Martin Warren and South East
- Intruder function locks for interior doors of buildings – All buildings
- Additional Doors - Ridge View – two sets of doors to direct all visitors to office
Exterior door removal – leaving one set “in each pod” for safety egress
- Interior and/or Exterior Cameras – Middle School and High School

No cost estimate established for this section. The money spent could be endless. Many of these items will be done with capital improvement funds or taken care of at time of renovation.

O Financial Considerations

1. *See Appendix I for a prioritized list of facility goals which shall be reviewed annually by the district administration and board.*

Rationale:

The size of the district and the changing dynamics of the community result in various pressures – expected and unexpected – influencing district facilities. The facility plan and goals must be regularly reviewed so that plans and reactions to events can be prepared in a timely manner. Establishing and annually revising facility plan priorities is essential to maintaining a viable facility plan.

Action:

Establish a month for a comprehensive annual review of district facility plans and goals.

January is recommended as the month for annual review.

2. *On or before April 2009, an election will be conducted to authorize funding of facility plan priorities identified by the board.*

Rationale:

- a. As a result of reduced debt and increases in the local tax base, the existing debt service levy will need to be reduced substantially sometime prior to 2011.
- b. Current financial conditions indicate the bond scenarios below for consideration of Phase One facility projects. The scope of projects and timing of such projects will dictate the scenario that best suits district needs. Beyond 2009, as existing bonds are paid off, the district will have a great deal of flexibility in choosing bond issue strategy for any subsequent projects, regardless of the short term strategy selected.

Tax Levy Increase	2008 Election	2009 Election
No Increase	\$ 9,750,000	\$13,500,000
Increase \$ 0.10	\$14,000,000	\$19,000,000
Increase \$ 0.15	\$16,000,000	\$21,500,000
Increase \$ 0.20	\$18,000,000	\$24,000,000
Increase \$ 0.25	\$20,000,000	\$26,250,000
Increase \$ 0.30	\$22,000,000	\$28,500,000

Action:

Establish April 2009 as the preliminary date to schedule an election.

Cost: \$8,000

Depending on the date for election, costs would be limited to election fees.

End Note

The nature of community demographics, economic conditions and school facility needs will require constant attention to facility planning. Therefore, the district will regularly reconsider progress made toward the adopted goals, and make revisions as necessary. A report of the facility plan status will annually be scheduled for board review.

Facility Plan Priorities - (October 2007)

	Item	Campus	Plan Element	Sq. Ft.	Est. Cost	Cum. Total
P H A S E I	1	Hamilton	New Elementary	65,000	\$13,000,000	\$13,000,000
	2	Sterling	Addition	8,000	\$1,600,000	\$14,600,000
	3	Sterling	Ground Source HVAC		\$1,000,000	\$15,600,000
	4	Sterling	Temp Building Demo		\$10,000	\$15,610,000
	5	Ridge View	Addition	10,000	\$2,000,000	\$17,610,000
	6	Ridge View	Ground Source HVAC		\$900,000	\$18,510,000
	7	Ridge View	Temp Building Demo		\$10,000	\$18,520,000
	8	Martin Warren	Addition	10,000	\$2,000,000	\$20,520,000
	9	Martin Warren	Ground Source HVAC		\$900,000	\$21,420,000
	10	Martin Warren	Tri-Plex Demo / Lot Paving		\$65,000	\$21,485,000
	11	WHS	Weight Room	1,900	\$380,000	\$21,865,000
P H A S E II	12	WMS	Addition	6,200	\$1,240,000	\$23,105,000
	13	WMS	Ground Source HVAC		\$1,700,000	\$24,805,000
	14	WHS	Land Purchase*		\$800,000	\$25,605,000
	15	WHS	Comprehensive Site Plan		\$25,000	\$25,630,000
	16	WHS	Fine Arts Addition	30,000	\$9,000,000	\$34,630,000
	17	WHS	Auxiliary Gym		\$2,200,000	\$36,830,000
	18	WACC	Ground Source HVAC		\$550,000	\$37,380,000
	19	Stadium	Bleacher Addition		\$75,000	\$37,455,000
	20	Stadium	Synthetic Turf		\$700,000	\$38,155,000
	21	Reese	Convert to Central Office		\$150,000	\$38,305,000

Rank / Amount TBD

Gateway Expansion
WACC Expansion
WHS Site Development
Security Upgrades

*Land purchase is a placeholder value. Amount of property, availability, and cost TBD.